

***Glen Lake Village Center Study
Welcome!***



This evening's agenda:

- 1. Introductions**
- 2. Workshop #1 Recap**
- 3. Information requests from Workshop #1**
 - What is a “village center?”
 - Traffic
 - Demographics of The Exchange
- 4. Dialogue**
- 5. Next Meeting – Tuesday, December 2, 7-9 p.m. City Council Chambers**
- 6. Adjourn**

Workshop #1 Recap

Feedback from Workshop #1:

- Planning cycle more than 20-30 years so need to plan for the next generation.
- Hennepin County land considerations – open space and development
- Population, traffic and parking are going to increase. Consolidate parking and use areas to create options and efficiencies. Not every site can support everything it needs by itself.
- Center for cohesive place. Community with particular functions to serve the needs of the population.
- Balancing density with nature – need for protection of environment. Map density areas.
- Should be communicated that change is inevitable. Important to get ahead of trends with advance planning.
- How do we preserve and protect?

Feedback from Workshop #1 (cont.):

- Area will continue to experience turnover in housing and schools as older people leave.
- Open enrollment implications at Hopkins and Minnetonka School Districts.
- The study area needs a logical but reasonable boundary for noticing.
- Parking should not be obtrusive. Possibly underground rather than a structure.
- Village center names are confusing.
- Low meeting attendance indicates that people are more motivated to attend meetings when they have negative reactions than positive.
- Meeting times – change to 7 p.m.; different days of the week; multiple meetings of the same topic; coffee shop meetings.

Information Requests

From the city's Comprehensive Plan:

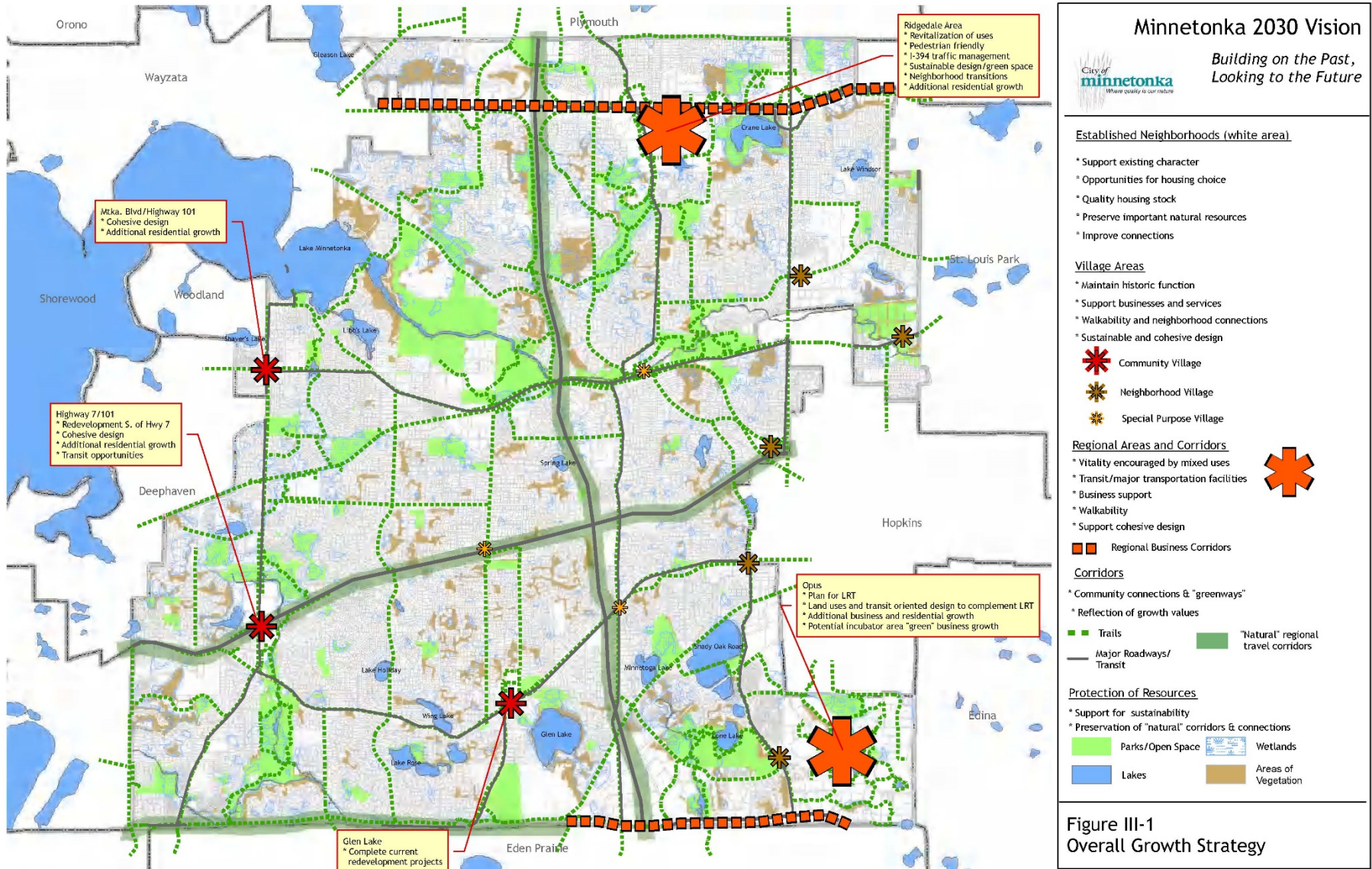
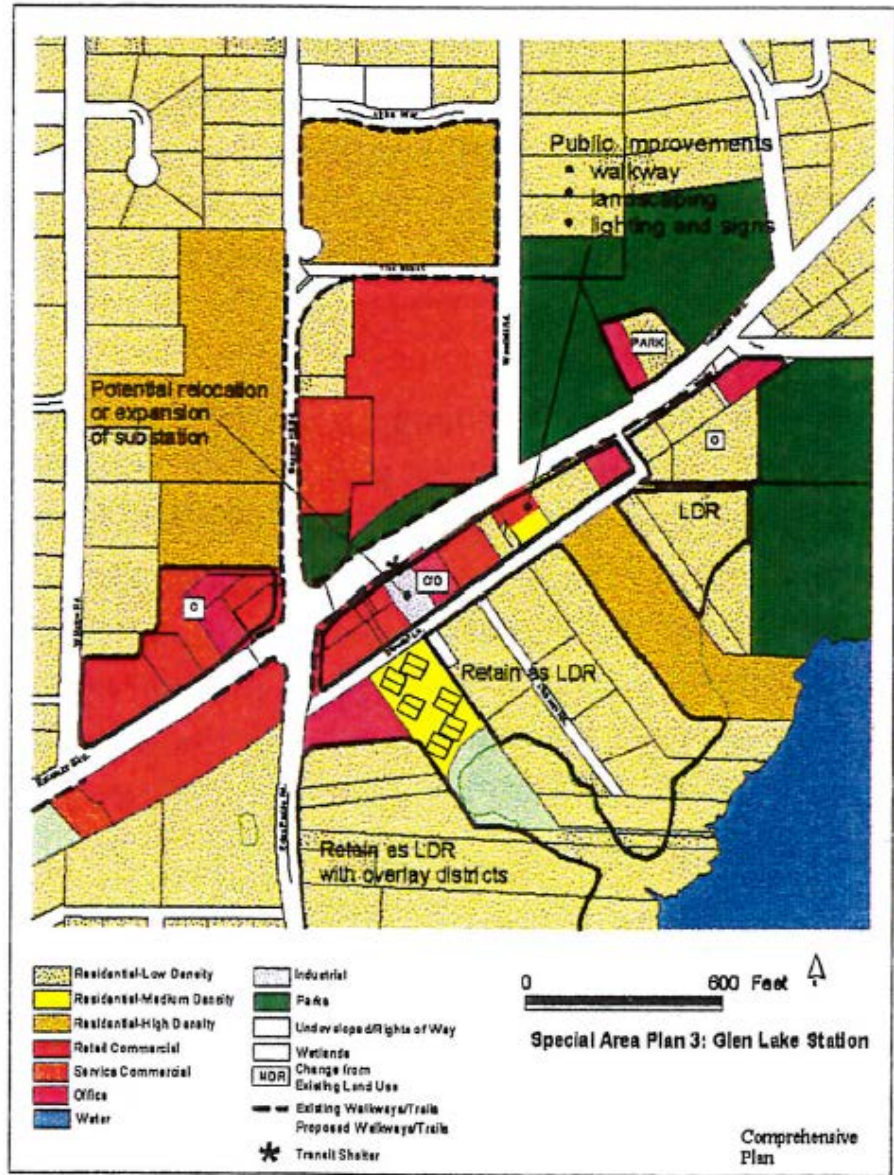


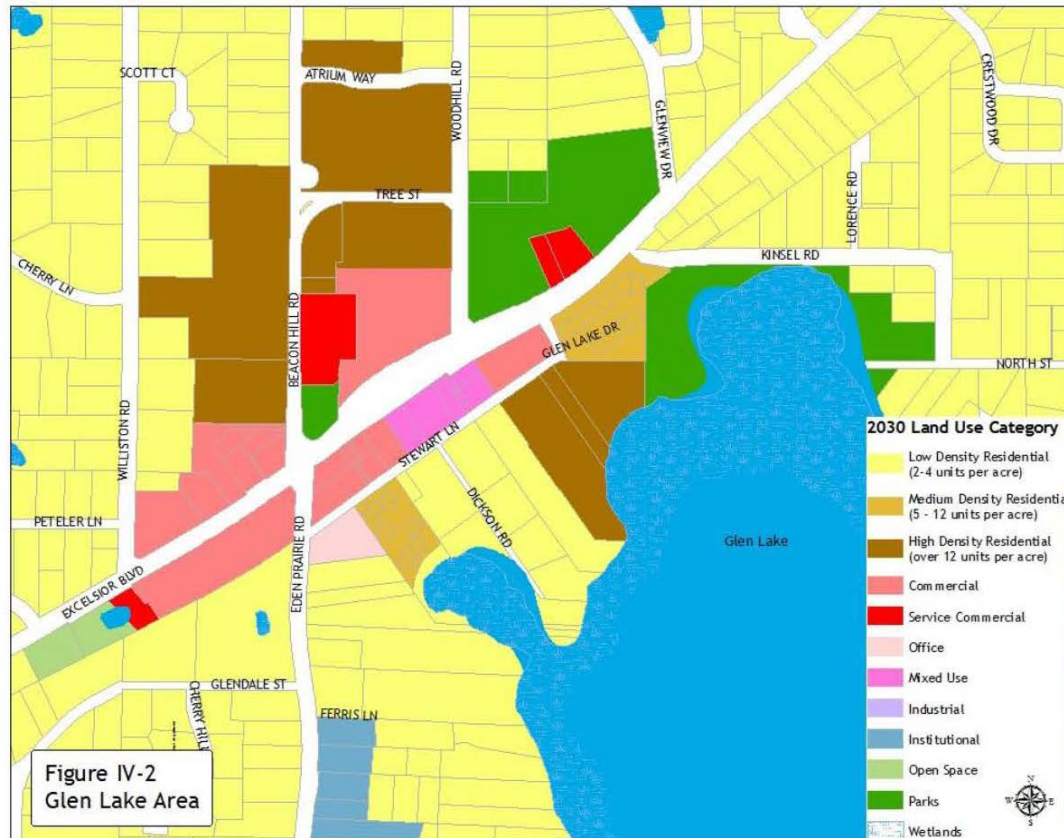
Figure III-1
Overall Growth Strategy

1999 Comprehensive Plan – Glen Lake Station



2008 Comprehensive Plan – Village Centers

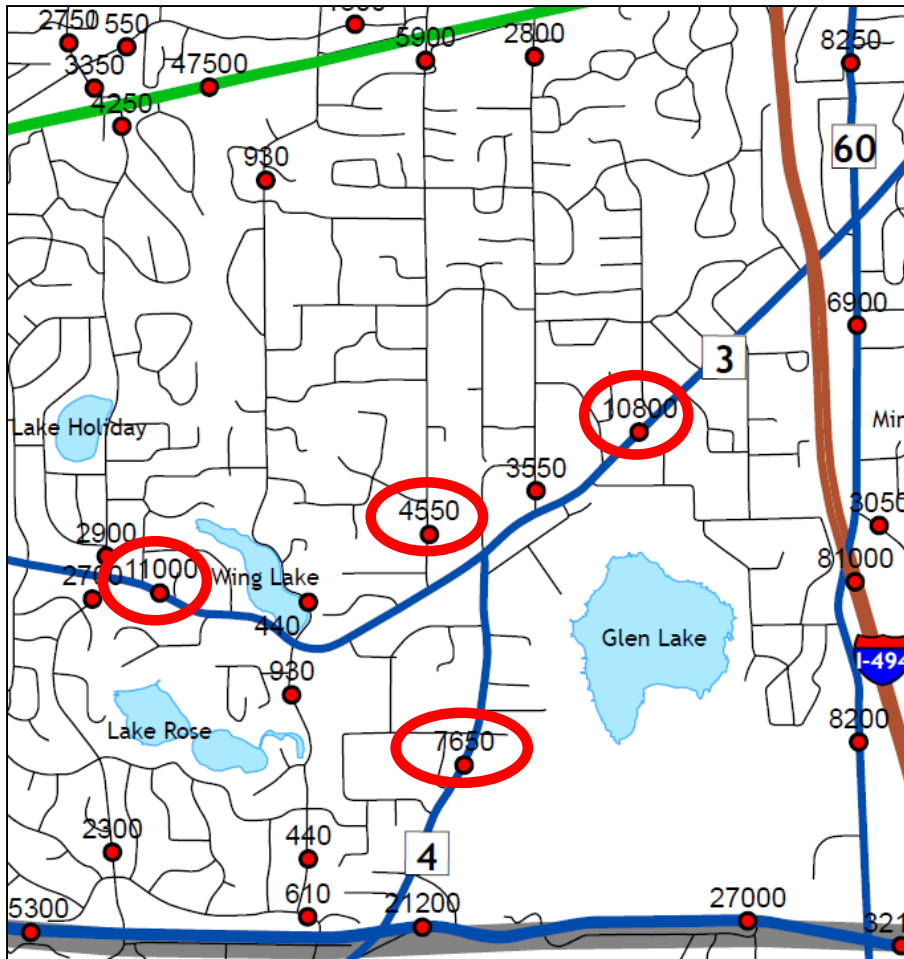
3. Increased Vitality in Neighborhood, Community and Special Purpose Village Areas
Vitality is an essential component of Minnetonka's village centers. The purpose of the village concept is to provide development and redevelopment opportunities that encourage enhanced vitality within commercial areas by allowing well-planned mixed uses where additional higher density housing opportunities can coexist with retail and service uses.



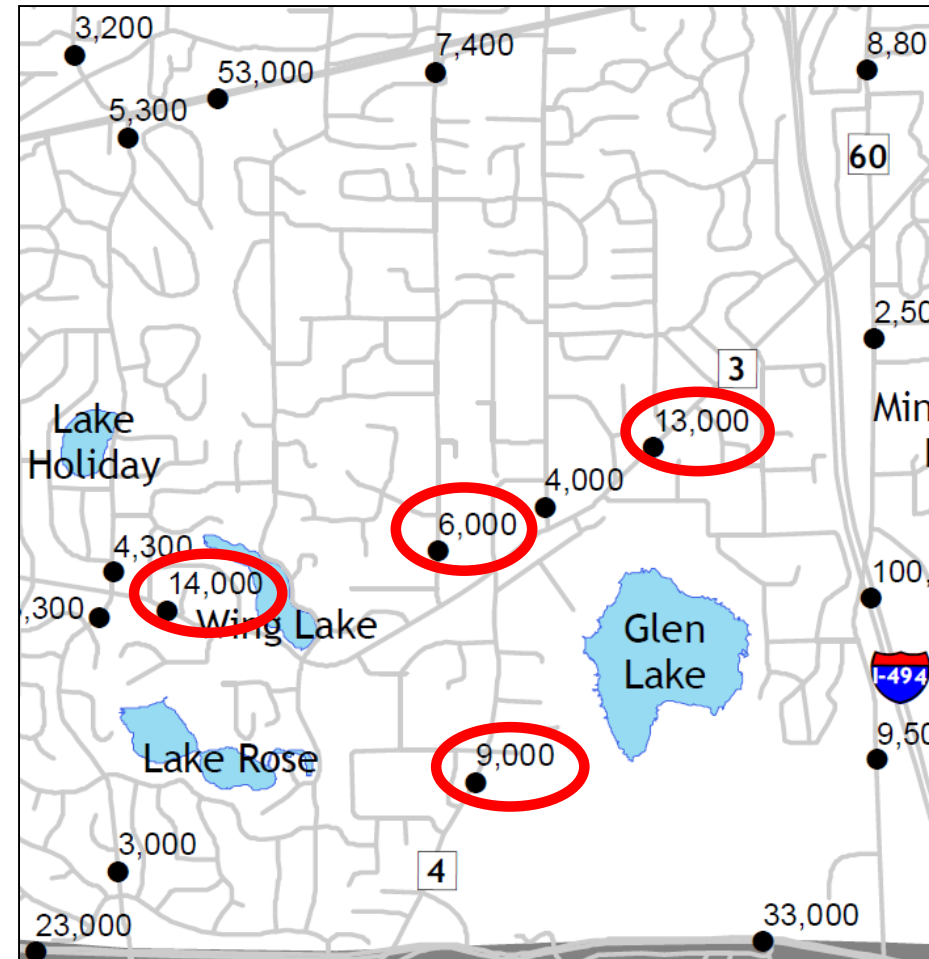
Traffic volumes

- Traffic volumes will increase in Glen Lake, but very modestly (up to 1% increase/year)

Existing

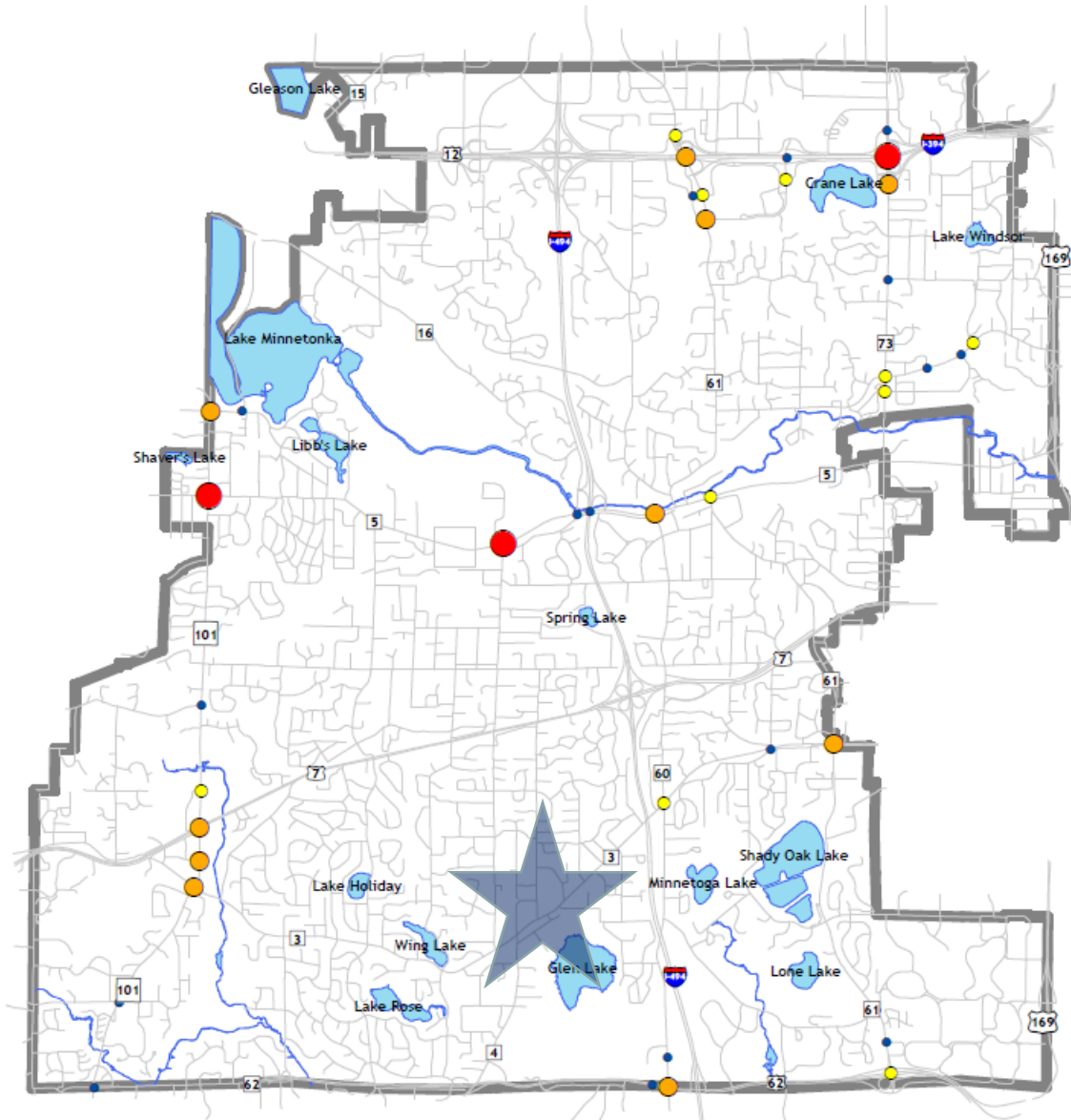


2030



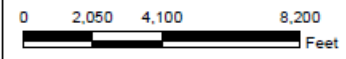
Traffic – Crash Data

Roadways in the Glen Lake area are generally safe.



- Legend**
Crashes 2002-2006
- 31 - 50
 - 21 - 30
 - 15 - 20
 - 10 - 14

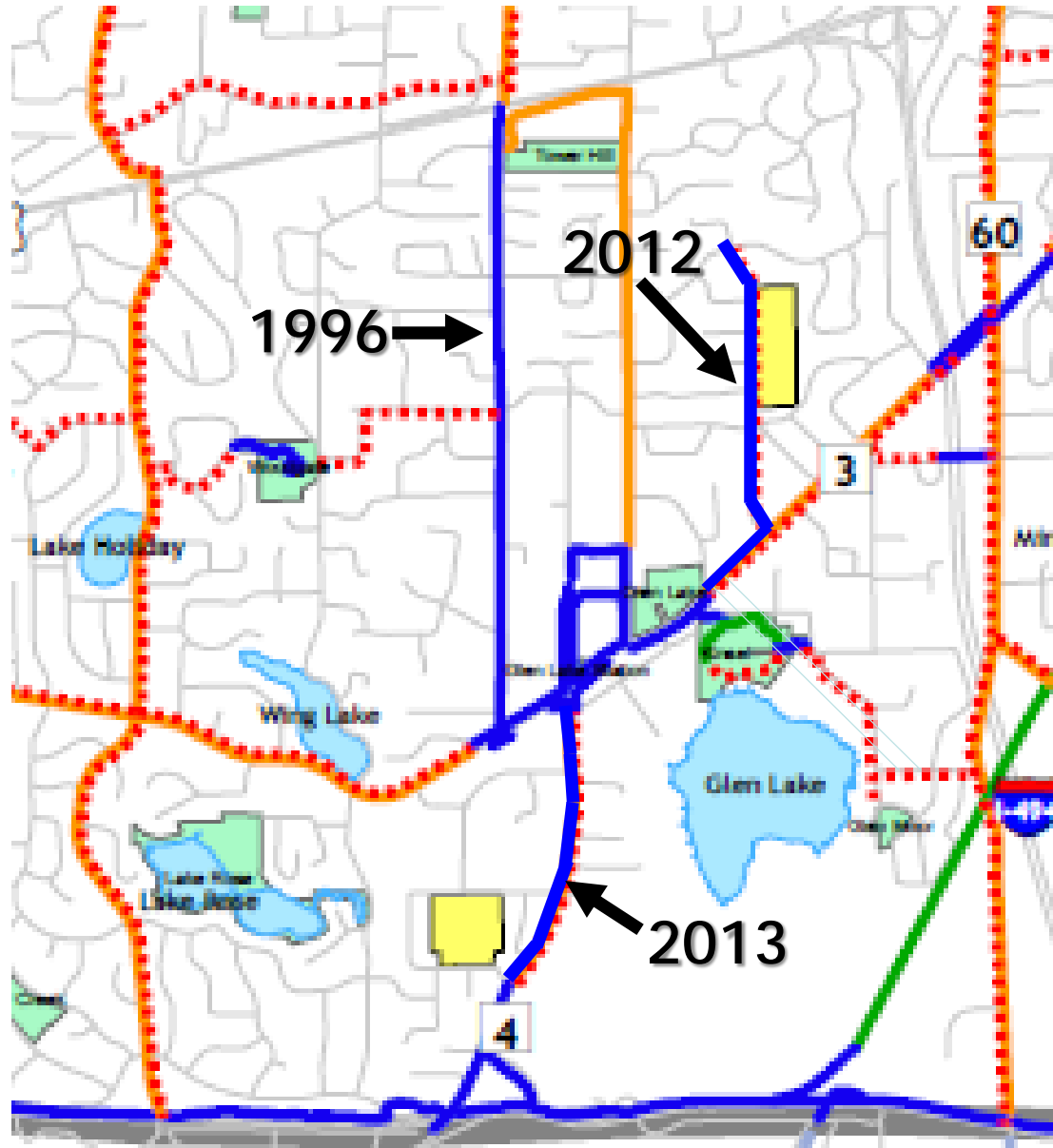
Source: City of Minnetonka, Hennepin County, Metropolitan Council, Mn/DOT



Crashes 2002-2006

Map prepared by: SRF Consulting Group, Inc.

Sidewalk and Trail connections



The Exchange

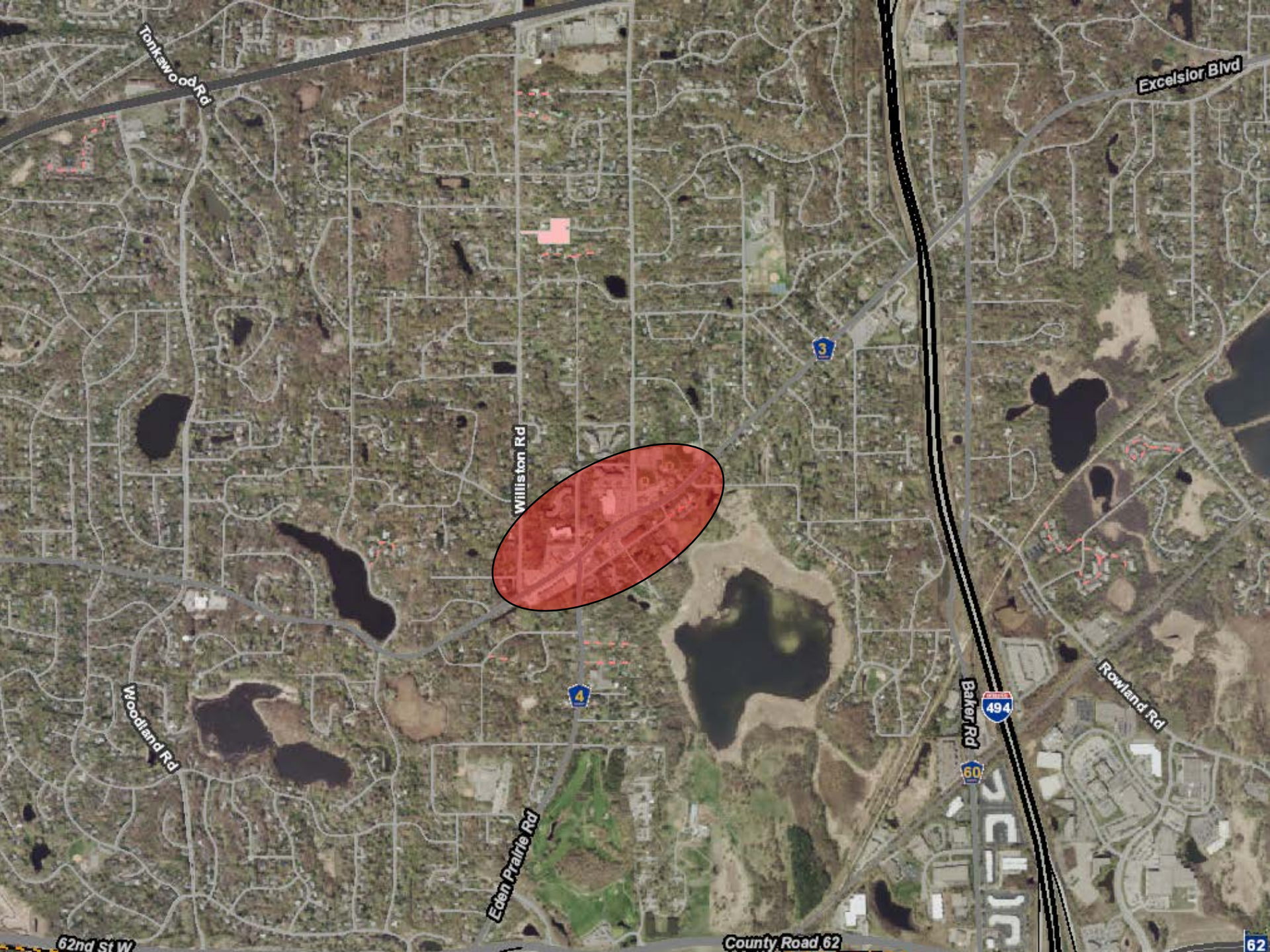
- 52 units
- Wide range of demographics (ages 20s to 90s)
 - 20s-30s: 13
 - 40s-50s: 15
 - 50s-65: 12
 - 65+: 11
- Usually low numbers of kids; no kids at present
- Long tenure; some from initial opening



An aerial photograph of a rural landscape. A grid of roads is visible, with a central cluster of buildings and a road intersection. Several ponds of varying sizes are scattered throughout the area, some with dark water and others with light-colored banks. The terrain is a mix of green and brown, suggesting a mix of vegetation and possibly some cleared areas.

Moving Forward....

*What kinds of questions/things to include
in the village plan?*



Tankwood Rd

Excelsior Blvd

Williston Rd

Woodland Rd

Eden Prairie Rd

62nd St W

County Road 62

Baker Rd

Rowland Rd

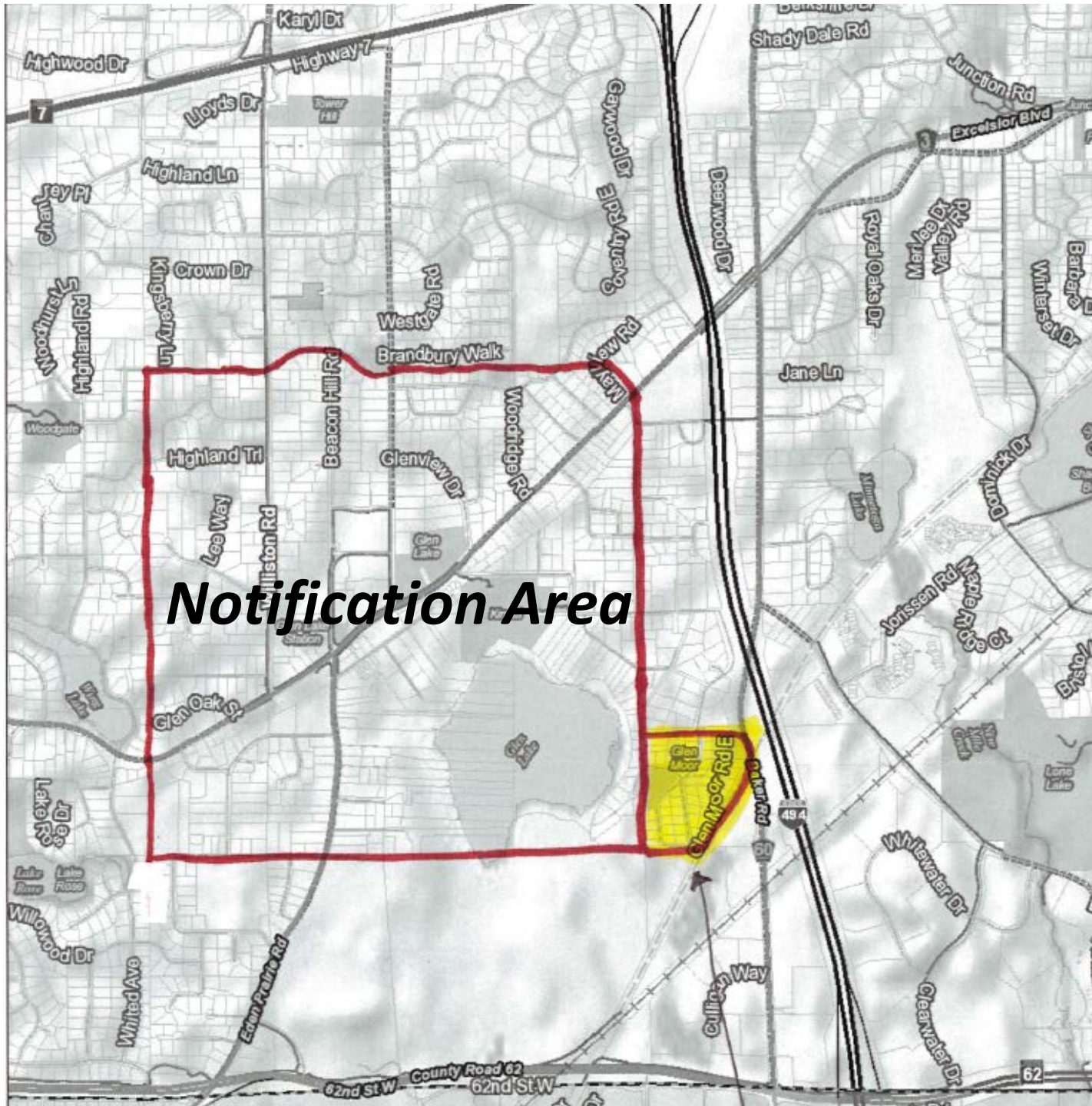
3

4

494

62

62



Notification Area

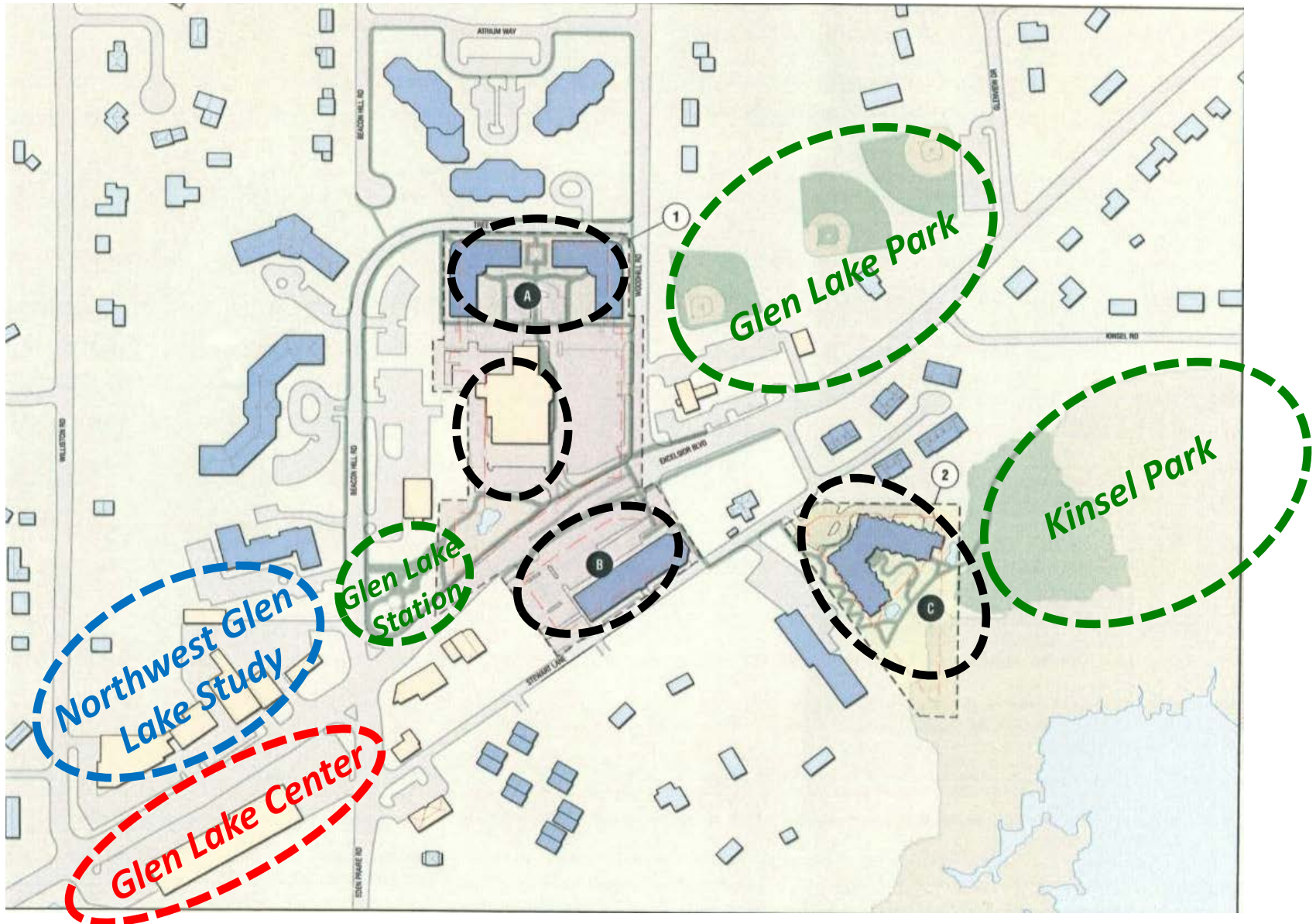
Glen Moor Rd E

Glen Lake during the past 10 years

Glen Lake Redevelopment - past 10 years

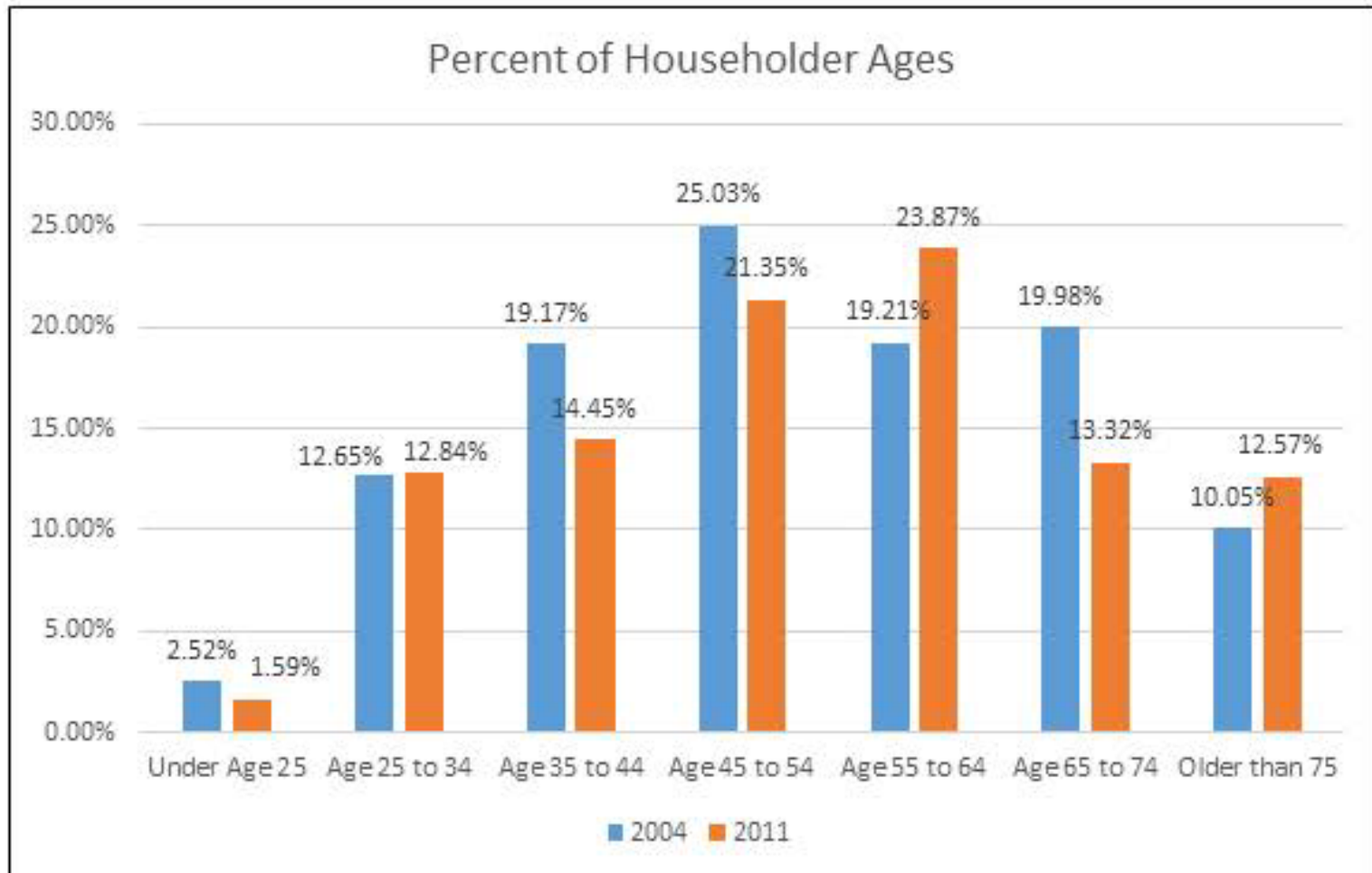


Glen Lake Redevelopment - past 10 years



Community Demographic Shifts – 2004-2011

- Sizable movement in the 55-64 and 75+ age groups.
- Predicted in the 2008 comprehensive plan.
- Ages groups under 55 are either in heavy decline or are stable.



Hennepin County land

